



APPROVED MINUTES

SUNNYVALE PLANNING COMMISSION

The Planning Commission met in regular session in the Council Chambers, City of Sunnyvale, 456 W. Olive Avenue, Sunnyvale, CA on **April 25, 2005** at 8 p.m. with Chair Moylan presiding.

ROLL CALL

Members Present: Chair Chris Moylan; Vice Chair Chuck Hungerford; Commissioner Laura Babcock; Commissioner Jim Fussell; Commissioner Larry Klein; Commissioner David Simons; and Commissioner Brandon Sulser

Members Absent: None

Staff Present: Trudi Ryan, Planning Officer; Rebecca Moon, Assistant City Attorney; Kelly Diekmann, Associate Planner; Jamie McLeod, Associate Planner; and Deborah Gorman, Recording Secretary

SCHEDULED PRESENTATION

None

PUBLIC ANNOUNCEMENTS

None

CITIZENS TO BE HEARD

None

CONSENT CALENDAR

Comm. Sulser made a motion to approve the minutes of March 28, 2005, the Undergrounding of the Utilities, Public Hearing Item 4. Comm. Klein seconded. Motion carried unanimously, 7-0.

Comm. Simons made a motion to approve the minutes of April 11, 2005 with modifications. Comm. Fussell seconded. Motion carried unanimously, 7-0.

PUBLIC HEARINGS/GENERAL BUSINESS

1. **2004-0734 – Starkweather Bondy Architecture, LLP [Applicant] South Peninsula Hebrew Day School [Owner]:** Application for a Use Permit on a 4.3-acre site to accommodate an expanded library and computer lab, an addition to the existing administrative building, and to construct a new sanctuary. The property is located at **1030 Astoria Drive** (near S Bernardo Ave) in a P-F (Public Facility) Zoning District. (APN: 320-09-064 (Mitigated Negative Declaration) JM **(Continue to July 11, 2005)**

ACTION: Comm. Hungerford made a motion on Item 2004-0734 to continue the item to July 11, 2005. Comm. Klein seconded. Motion carried unanimously, 7-0.

APPEAL OPTIONS: No appeal.

2. **2005-0187 – Ron Dick [Applicant]:** Application for related proposals on a 7,500 square-foot site located at **485 East McKinley Avenue** (near Central Ave) in an R-2 (Low-Medium Density Residential) Zoning District. (Negative Declaration) (APN: 209-11-047) RK **(Continue to May 9, 2005)**

- Rezone from R-2 (Low-Medium Density Residential) Zoning District to R-2/P-D (Low-Medium Density Residential/Planned Development) Zoning District;
- Special Development Permit to construct two single-family homes, and
- Parcel Map to subdivide one lot into two lots.

ACTION: Comm. Babcock made a motion on Item 2005-0187 to continue the item to May 9, 2005. Comm. Sulser seconded. Motion carried unanimously, 7-0.

APPEAL OPTIONS: No appeal.

3. **2005-0143:** Appeal of a Decision by the Director of Community Development denying an application for a Variance from SMC (Sunnyvale Municipal Code) section 19.34.030 and 19.46.060 (4) to allow a one-story addition to an existing one-story house resulting in a four-bedroom house without 2 covered parking spaces and total side yard setback of 10 feet where 12 feet is required. The property is located at **267 Eureka Court** (near San Diego Ave) in an R-0 (Low-Density Residential) Zoning District. (APN: 204-24-043) KD

ACTION: Comm. Babcock made a motion on Item 2005-0143 for Alternative 1, to uphold the Administrative Hearing Officer's decision denying the variance request. Comm. Simons seconded. Motion carried unanimously, 7-0.

APPEAL OPTIONS: Item is appealable to City Council no later than May 10, 2005.

4. **2005-0190 – NeoConix Inc.** [Applicant] **SCP-I** [Owner]: Application for a Use Permit on a 28,459 square-foot site to allow a covered equipment area for a total floor area ratio (FAR) of 43% where 35% FAR may be allowed without City Council review. The property is located at **715 North Pastoria Avenue** (near Almanor Ave and Del Rey Ave) in an M-S (Industrial & Service) Zoning District. (Mitigated Negative Declaration) (APN: 165-41-025) JM

ACTION: Comm. Simons made a motion on Item 2005-0190 to recommend to adopt the Mitigated Negative Declaration with an amendment clarifying the surrounding land uses (Attachment C, Page 4 of 22), and approve the Use Permit with attached conditions with modifications: remove condition 1.E.; add condition 2.E. to test noise at the property line with all equipment running, prior to finalizing the building permit; and modifying 3.B. to include “locked or secured” enclosure area. Comm. Sulser seconded. Motion carried 6-1, Chair Moylan dissenting.

APPEAL OPTIONS: Item not appealable. To be considered by City Council in May 2005 and will be noticed when date is set.

NON-AGENDA ITEMS AND COMMENTS

- COMMISSIONERS ORAL COMMENTS
- STAFF ORAL COMMENTS

City Council Meeting Report

Ms. Ryan reported that at the April 19th meeting, City Council discussed the Undergrounding of Utilities item previously reviewed by the Planning Commission on 3/28/05 and approved the staff’s recommendation which included several of the Planning Commission recommendations. This item will be presented again to the Planning Commission and the City Council (dates still to be determined) with modifications to the applicable code sections addressing some of the specific issues discussed and with modifications to the language so the public and staff can better understand the requirements.

Other Staff Oral Report

Ms. Ryan also reported that the City is currently in a recruitment period for Boards and Commissions. The Community Development Department supports four boards and commissions: Planning Commission, Heritage Preservation Commission (several openings), Housing and Human Services Commission, and the Board of Building Code and Appeals. Applications are being accepted for all of these. There are also openings on the Arts Commission, the Bicycle and Pedestrian Advisory Committee, the Board of Library Trustees, the Child Care Advisory Board, the Parks and Recreation Commission and the Personnel Board. **The deadline to apply is Friday, May 20 at 5 p.m.** Anyone interested in serving

on one of these Commissions should contact the City Clerk's office at (408) 730-7474 for information.

INFORMATION ONLY ITEMS

ADJOURNMENT

With no further business, the Commission meeting was adjourned at 9:02 p.m.

Respectfully submitted,

Trudi Ryan
Planning Officer